Ag Land Pres Easements -- No. 788911

Category Conse
Agency Econo
Planning Area Count

Relocation Impact

Conservation of Natural Resources

Economic Development

Countywide None Date Last Modified Previous PDF Page Number Required Adequate Public Facility January 8, 2002 7-258 (02 App)

EXPENDITURE SCHEDULE (\$000)

				EXPENDIT	THE 20H	こりひじに (タの	UU)				
Cont Florent	Total	Thru	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Cost Element	Total	FY01	F1UZ	o rears	F 103	F 104	F103	1 100	1 107	1 100	U rears
Planning, Design						i			İ		
and Supervision	1,358	0	104	1,254	186	195	204	213	223	233	. 0
Land	37,424	0	5,519	31,905	8,219	4,789	5,120	5,063	4,400	4,314	0
Site Improvements											
and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction											
Other	0	0	0	0	0	0	0	0	0	0	0
Total	38,782	0	5,623	33,159	8,405	4,984	5,324	5,276	4,623	4,547	0
				FUNDIN	G SCHED	ULE (\$000))				
G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0
Federal Aid	129	0	0	129	129	0	0	0	0	0	0
Investment Income	1,049	0	201	848	229	237	177	129	76	0	0
State Aid	28,794	0	4,094	24,700	6,800	3,500	3,900	3,900	3,300	3,300	0
Agricultural											
Transfer Tax	8,810	0	1,328	7,482	1,247	1,247	1,247	1,247	1,247	1,247	0
			ANNU	L OPERA	TING BUD	GET IMPA	CT (\$000)				

DESCRIPTION

This project provides funds for the purchase of agricultural and conservation easements under the County Agricultural Land Preservation legislation, effective May 26, 1988, for local participation in Maryland's agricultural and conservation programs. The County Agricultural Easement Program enables the County to purchase preservation easements on farmland in the agricultural zones and in approved County agricultural districts to preserve farmland not already protected by transferable development rights easements or State agricultural land preservation easements. The Maryland Agricultural Land Preservation Foundation (MALPF) enables the State to purchase preservation easements on farmland in agricultural districts established jointly by the County and State. The Rural Legacy Program (RLP) enables the State to purchase conservation easements to preserve large contiguous tracts of agricultural land. Project funding comes from State aid and the Agricultural Land Transfer Tax, which is levied when farmland is sold and removed from agricultural status. Montgomery County is a State-certified county under the provisions of State legislation which enables the County to retain 75 percent of the taxes for local use. The County uses a portion of its share of the tax to provide matching funds for State easements.

JUSTIFICATION

Annotated Code of Maryland 2-501 to 2-515, Maryland Agricultural Land Preservation Foundation; Annotated Code of Maryland 13-301 to 13-308, Agricultural Land Transfer Tax; and Montgomery County Code, Chapter 2B, Agricultural Land Preservation.

Cost Change

The increase in State aid is represented by the approved RLP grants programmed for acquisition in FY03 and the anticipated grant application and award for FY04. State funds for FY05-08 are estimated and will be pursued.

STATUS

Since 1980, the State and the County have completed nearly 70 easement purchases totaling 12,231 acres. An additional 41,301 acres have been preserved through private transactions facilitated by the County Transferable Development Rights (TDR) program, for a total of 53,532 acres. The County's goal is to preserve 70,000 acres by 2008.

OTHER

Appropriations are based upon a projection of Montgomery County's portion of the total amount of Agricultural Transfer Tax, which has become available since the last appropriation and State Rural Legacy Program grant funding. Appropriations to this project represent a commitment of Agricultural Land Transfer Tax funds and State Aid to purchase agricultural easements. The Agricultural Transfer Taxes are deposited into an investment income fund, the interest from which is used to purchase easements and fund direct administrative expenses. The program permits the County to take title to the transferable development rights (TDRs) associated with the purchase of easements. The TDRs are assets the County may sell in the future, generating revenues for the Agricultural Land Preservation Fund. The County can use unexpended appropriations of this project to pay its share (40 percent) of the cost of easements purchased by the State. Since FY99, the County has received State RLP grant funding to purchase easements for the State through the County. The State allows County reimbursement of three percent for direct administrative costs such as appraisals, title searches surveys, and legal fees.

FISCAL NOTE

Land easement expenditures do not accurately reflect higher estimated expenditures which are supplemented by the Agricultural Land Preservation Fund balance.

Date First Appropriation	FY89	(\$000)
Initial Cost Estimate		18,705
First Cost Estimate		
Current Scope	FY93	38,782
Last FY's Cost Estimate		17,672
Present Cost Estimate		38,782
Appropriation Request	FY03	5,499
Appropriation Request Est.	FY04	4,984
Supplemental		
Appropriation Request	FY02	0
Transfer		0
Cumulative Appropriation		8,529
Expenditures/		
Encumbrances		3,301
Unencumbered Balance		5,228
Partial Closeout Thru	FY00	18,441
New Partial Closeout	FY01	4,383
Total Partial Closeout		22,824

COORDINATION

State of Maryland Agricultural Land Preservation Foundation State of Maryland Department of Natural Resources

Maryland-National Capital Park & Planning Commission

Landowners

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

